



GentVisick

TO LET

Unit 11, Albion Park Industrial Estate, Leeds, LS12 2EJ

1,272 sq. ft (118.12 sq. m)

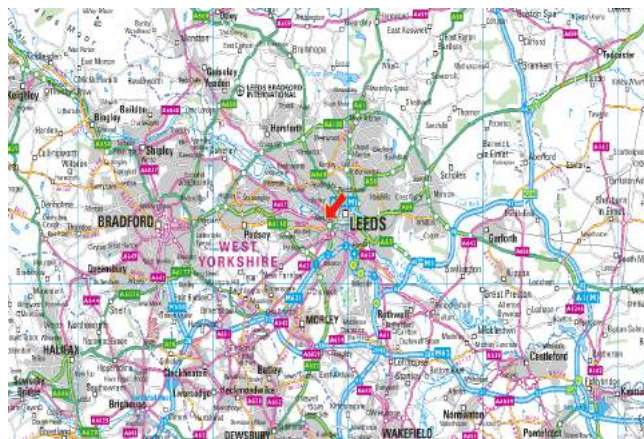
Warehouse / Industrial Unit

- Eligible for 100% business rates relief
- Fully refurbished
- Superb access to Leeds City Centre and the M621 Motorway
- Secure estate with CCTV
- High quality ancillary office accommodation
- Demised car parking

☎ 0113 245 6000

➡ [GentVisick.com](https://www.gentvisick.com)





Location

The unit is located within the well established Albion Park Industrial Estate which is accessed from Armley Road via either Wellington Street (A58) or Canal Street (A647).

Albion Park is situated approximately 1.5 miles south west of Leeds City Centre and approximately 2 miles north east of Junction 1 of the M621.

Description

The property comprises a warehouse / industrial unit which benefits from the following specification;

- Loading via a single ground level roller shutter door
- Secure estate with CCTV
- High quality ancillary office accommodation
- WC facilities

Accommodation

Accommodation	sq. m	sq. ft
Warehouse	70.18	755
Offices	47.94	516
Total	118.12	1,272

Terms

The property is available by way of a new full repairing and insuring lease for a term to be agreed.

Rent on application.

Rateable Value

Due to transitional relief provisions with effect from the 1st April 2017, this unit will qualify for 100% rate relief (subject to the business only using a single property).

Interested parties are advised to check with the Local Authority as to the current rate liability.

EPC

A copy of the EPC certificates and reports are available on request.

Legal Costs

Each party is to be responsible for their own legal costs incurred in connection with the completion of the transaction.

Viewings

For further information or to arrange a viewing please contact;

Jonathan Jacob
0113 285 5984
jonathan.jacob@gentvisick.com

Paul Mack
0113 285 5981
paul.mack@gentvisick.com

0113 245 6000
GentVisick.com



GentVisick

Misrepresentation Act: These particulars shall not form any part of any offer or contract, and no guarantee is given to the condition of the property or the accuracy of its description. A prospective tenant or purchaser is not to rely upon any representation made in the particulars and must satisfy himself as to their accuracy by his own investigation before entering into any contract. No liability is accepted by us for any losses (however arising) directly or indirectly where reliance is placed on the contents of these particulars by any intending tenant or purchaser.

